



Legislation Text

File #: 17-0342, **Version:** 1

DATE: April 19, 2017

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Downs Boulevard Properties Subdivision, Site Plan, Lot 4, A 53,595 Square-Foot, Two-Story Commercial Building On 1.23 Acres, Located At 472 Downs Boulevard. (CONSENT AGENDA)

Project Information

COF Project Number: 6192

Applicant: Tim Turner, TSquared Engineering

Owner: Joey Barbera, Temple Fitness

Background/Staff Comments

The applicant is proposing to construct a 53,595 square-foot commercial structure to house a fitness studio. The underlying zoning of light industrial (LI) supports this use. Envision Franklin places this area in an industrial flex zone. The site plan meets the site design and form guidelines.

Recommendation

Approval, with conditions.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website ([<https://franklin.contractorsplanroom.com/secure/>](https://franklin.contractorsplanroom.com/secure/)). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.

4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city's project identification number shall be included on all correspondence with any city department relative to this project.